



Town of Arlington Select Board

Meeting Agenda

November 30, 2020
7:00 PM
Conducted by Remote Participation

1. Executive Order on Remote Participation

CONSENT AGENDA

2. Minutes of Meetings: November 4, 2020; November 9, 2020; November 16, 2020

PUBLIC HEARINGS

3. 7:00 p.m.
 - a. Vote: MWRA Debt Shift
 - b. Discussion and Vote: Property Tax Classification - Tax Rate
Paul Tierney, Director of Assessments
Kevin Feeley, Chair, Board of Assessments

APPOINTMENTS

4. Open Space Committee
Emily Nink (term to expire 6/30/2023)

TRAFFIC RULES & ORDERS / OTHER BUSINESS

5. Discussion & Approval: MBTA Proposed Service Reductions
Adam W. Chapdelaine, Town Manager
6. Discussion & Vote: Minuteman High School Athletic Complex Project Borrowing Notification
Adam W. Chapdelaine, Town Manager

CORRESPONDENCE RECEIVED

7. Traffic Concerns re: Intersection of Massachusetts Avenue and Bates Road
Timur Kaya Yontar, 58 Bates Road

NEW BUSINESS

EXECUTIVE SESSION

Next Scheduled Meeting of Select Board December 7, 2020

You are invited to a Zoom webinar.

When: Nov 30, 2020 06:00 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

https://town-arlington-ma-us.zoom.us/webinar/register/WN_-HG20bbIQMe1z8OWGW5vJw

After registering, you will receive a confirmation email containing information about joining the webinar.

Notice to the Public on meeting privacy In the interests of preventing abuse of videoconferencing technology (i.e. Zoom Bombing) all participants, including members of the public, wishing to engage via the Zoom App must register for *each meeting* and will notice multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone dial-in information provided above.

Members of the public are asked to send written comment to amaher@town.arlington.ma.us by November 30, 2020 at 3:00 p.m.

Documents regarding agenda items will be made available via Novus Agenda and the Town's Website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>



Town of Arlington, Massachusetts

Executive Order on Remote Participation

ATTACHMENTS:

Type	File Name	Description
Reference Material	Executive_Order_on_Remote_Participation.pdf	Reference



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

WHEREAS, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 1:40 PM this 12th day of
March, two thousand and twenty.

Charles D. Baker

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts



Town of Arlington, Massachusetts

Minutes of Meetings: November 4, 2020; November 9, 2020; November 16, 2020

ATTACHMENTS:

Type	File Name	Description
❑ Reference Material	11.4.2020_draft_minutes.pdf	Draft Minutes 11.4.2020
❑ Reference Material	11.9.2020_draft_minutes.pdf	Draft Minutes 11.9.2020
❑ Reference Material	11.16.2020_draft_minutes.pdf	Draft Minutes 11.16.2020



Select Board Meeting Minutes

Date: November 4, 2020

Time: 7:15 PM

Location: Conducted by Remote Participation

Present: Mr. Hurd, Chair, Mr. Curro, Vice Chair, Mrs. Mahon, Mr. DeCoursey, Mr. Diggins

Also Present: Mr. Chapdelaine, Mr. Heim, Ms. Maher

1. Executive Order on Remote Participation

Mr. Hurd opened the meeting by explaining that due to the current State of Emergency, to lower the risk of the spread of COVID-19, the Town has been advised and directed by the Commonwealth to suspend public gatherings, and as such the Governor's orders suspends the requirement of the Open Meeting Law to have all meetings in a public and accessible location. Public bodies may meet entirely remotely as long as the public can access the meeting. The meeting reference materials and how to access the remote meeting are posted on the Town's website. The Chair asked participants that would like to speak, to use their full name rather than a nickname.

Mr. Hurd wanted to go over some business ground rules for effective and clear conduct of the meeting and to ensure accurate meeting minutes:

The Chair will introduce each speaker on the agenda, after they conclude their remarks; Mr. Hurd will ask each member of the Board for their remarks or a motion. Please wait until your name is called. Please remember to mute your phone or computer when you are not speaking and to speak clearly. For any response, please wait until the Chair yields to you and state your name before speaking. Anyone wishing to speak to someone must do so through the Chair.

CONSENT AGENDA

2. Request: Contractor/Drainlayer License

Green Site Services Group, Inc., 24 William Way, Bellingham, MA

Mr. Curro moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

TRAFFIC RULES & ORDERS / OTHER BUSINESS

3. For Discussion and Vote: Authorization for Remote Special Town Meeting, November 16, 2020

Douglas W. Heim, Town Counsel
John Leone, Town Moderator

Mr. Heim stated that the special act that allows us to proceed by remote participation requires a Select Board vote to affirm the Moderator's recommendation that we proceed in such a manner after he has affirmed that the technology platform adequately performs all the functions we would need for a remotely conducted Town Meeting.

Mr. Leone stated that the Board is in receipt of his letter dated October 27th requesting that the Select Board approve a virtual Town Meeting. Mr. Leone stated that we will be using a hybrid Zoom and dedicated software platform that we leased or bought from Mr. Pato, a member of the Select Board from Lexington that wrote the software that we are using. Mr. Leone stated that he has been working closely with Select Board Member Len Diggins who has been very helpful. Mr. Leone stated that they have trained almost all the Town Meeting Members where they have had 5 training sessions and there will be a mock Town Meeting on November 10, 2020. Mr. Leone has been in contact with the Disability Commission where they will be part of the training to analyze to make sure it meets all of the ADA requirements. Mr. Leone understands that the Board is in receipt of a letter from a Town Meeting Member and their concerns but assures the Board they will have everyone trained and ready prior to Town Meeting.

The Board would like to thank everyone that has put in all the time and effort and urge people to utilize the training sessions and stated that this is not ideal but is needed.

Mrs. Mahon moved approval of the following language:

First, pursuant to c. 92 of the Acts of 2020, and having received a written request of the Town Moderator John D. Leone, Esq. dated October 22, 2020, that the November 16, 2020 Special Town Meeting be conducted remotely via the "Zoom" telephone and video conferencing platform combined with the "ZPato Research" technology as recommended by the Moderator; and

Second, that a Notice consistent with the foregoing for a remote Special Town Meeting on November 16, 2020 at 8:00 be issued in compliance with Chapter 92 of the Acts of 2020 and c. 39 sec. 10A.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

WARRANT ARTICLE HEARINGS

4. Articles for Review:

Article 8 Acceptance of Legislation/Bylaw Amendment/Municipal Affordable Housing Trust Fund (tabled from 10.19.20 meeting)

Article 25 Resolution/Black Lives Matter Banner at Town Hall (tabled from 10.19.20 meeting)

Jenny Raitt, Director of Planning and Community Development, spoke in regards to Article 8 and stated that we need as many tools that we can get to create and preserve affordable housing. Ms. Raitt stated that this is something that we have been talking about for many years and it was also included as a strategy in our Housing Production Plan which was adopted in 2016. Ms. Raitt stated that there are 115 of these trusts that operate in the Commonwealth; many of them operate in communities that have community preservation act funds like Arlington. Most of these trusts are also Municipal Affordable Housing Trusts which means that they were adopted after 2005 which is when the state legislature allowed municipalities to created municipal affordable housing trust funds; prior to this you had to go through a Home Rule Petition. This article is meant to streamline a process for affordable housing and allow the Town to work more quickly and nimbly when it comes to affordable housing opportunities. Ms. Raitt stated that we have many bodies in Town that either preserve affordable housing or have the option of creating it. Ms. Raitt stated that the Housing Plan Implementation Committee is the body that has put this forward and the reason for that is because it is coming from the housing production plan but also because they have identified a number of areas of opportunity where they want to be able to work and see the trust as being an excellent resource to do that. Ms. Raitt stated they are advancing goals such as preserving affordability at places where there is currently market rate affordable housing. Other things include rehabilitating housing and first time homebuyer opportunities. Ms. Raitt stated that they envision the trust to have staff from her department that would be helping with the trust, until such time that it is self-sustaining. This will be included in their current staff operation but then at that point in time they will have cash offset that comes directly from the trust that will fund that staff person for their time. Ms. Raitt stated that the Housing Production Plan is a 5 year plan that expires next year and starting in January they will be starting the process to update that plan. Ms. Kelleher stated that they have had a lot of community outreach in the past year about the need for affordable housing in Arlington.

The Board is in favor of this warrant article and understands the need for more affordable housing in Arlington.

Pat Hanlon, 20 Park Street, appeared before the Board to speak in favor of this Warrant Article.

Jorden Weinstein, 23 Lennon Road, spoke in favor of this Warrant Article.

Mrs. Mahon moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon:	yes
Mr. DeCoursey:	yes
Mr. Diggins:	yes
Mr. Curro:	yes
Mr. Hurd:	yes

SO VOTED (5-0)

Katell Guellec, the proponent of Article 25, has lived in Arlington for the past 12 years and stated that she is co-chair of the Envision Arlington Diversity Task Group. Ms. Guellec stated that she is just one of the many people that are advocating that the banner be reinstated. Ms. Guellec stated that many people have endorsed this warrant article including the Envision Arlington Task Group, the Arlington Human Rights Commission, the Black Student Union at Arlington High School, Arlington Helps Mutual Aid, Arlington Fights Racism, the Mystic Valley Chapter of the NAACP and DiDi Delgado who is an antiracist educator and activist. Mrs. Guellec stated that after the banner was taken down there was an online petition of community members that gathered over 350 signatures and for this warrant article they gathered over 200 in person signatures. Ms. Guellec stated that this is a really crucial moment in our history and it is an opportunity for us to affirm the humanity of black lives and to denounce the ongoing ways that Black Americans are seismically oppressed. Ms. Guellec stated that the Town's efforts to change policies, to make our schools more inclusive, to bring our community together is extremely vital and hopes it continues. Ms. Guellec does not believe that Arlington needs to shy away from making a public statement but rather embrace it. Inclusivity is very important for all and hanging a black lives matter banner does not take away from that idea it allows the people of color to know that they are seen, important and valued member of the community.

Mr. DeCoursey stated that the Board has gone through a process since June 8th when the Board issued a proclamation and recognized that black lives matter. Mr. DeCoursey stated that he respects Ms. Guellec for bringing this warrant article forward but he feels there is a difference of opinion in the statements and actions that the Board is taking go far enough. Mr. DeCoursey stated whether the citizens support the permanent display of the banner or not should not be the test of whether they are committed to making the change or not.

Mr. Diggins stated that he supports the overall goal of Black Lives Matter and considers Ms. Guellec and all the other supporting groups' allies in the cause. Mr. Diggins would

like environmental justice listed under the goals which also touches on climate because that is paramount and how the effects of climate change affect poor communities have a correlation with people of color. Mr. Diggins stated that this is under the control of the Select Board and asked Ms. Guellec what the objective of the resolution. Ms. Guellec stated that the objective is to allow Town Meeting to weigh in on this and widen the conversation. Mr. Diggins asked Ms. Guellec if the banner does not go back up what will she do moving forward. Mr. Diggins asked what Ms. Guellec is doing in conjunction with trying to get the banner back on the Town Hall. Ms. Guellec stated that she will continue her work on the Task Force and will continue to use her voice when she can. Mr. Diggins stated that he does not agree with any banners of any kind hanging from Town Hall. Mr. Diggins stated that he likes the ideas of the light poles and they should think about expanding that idea to East Arlington.

Mr. Curro thanked Ms. Guellec for her work and efforts with this resolution. Mr. Curro stated that no matter what happens here or Town Meeting that we remain unified as a Town. Mr. Curro stated that he was one of the many people that were proud to raise the banner on Town Hall and they did that in the context of various incidents around the country and the outpouring they saw in Arlington's residents in solidarity in that. Mr. Curro stated that Arlington is one of the 5 out of 351 communities in Massachusetts that placed a Black Lives Matter banner in their Town. Mr. Curro is interested to see what Town Meeting has to say in regards to the reinstatement of the banner and the passion it has brought. Mr. Curro stated that part of the Board's charge and education is to make clear where the separation of powers is within town governance.

Mrs. Mahon stated that she has spoken with a lot of residents, alumni and town employees of color and they have expressed that what is more important to them is actions, policies and forward speaking steps speak louder speak louder than the action of hanging the banner. Mrs. Mahon stated that what white men and women of privilege need to do is to engage with people of color and listen to their stories and what they need most.

Mr. Hurd stated that it has always been a policy of the Board to not hang policy banners on Town Hall. Mr. Hurd stated that they did this in June in response to a horrific incident to show solidarity with black brothers and sisters and to reconfirm the work we had already been doing to address systemic racism in Town. Mr. Hurd explained that in doing so we had a proclamation that the banner was originally going to be taken down in July. Over the summer we were still engaging in our community conversations and as a Board they decided to leave the banner up and the only way for the banner to come down is to have an additional vote from the Select Board. Mr. Hurd stated that this was the only way the banner could be taken down and it was not a stand that the Board did not care. Mr. Hurd stated that the Board has heard from both sides and feels that as a Town locally we need to get to a place where we are having really positive discussions particularly about issues with race and systemic racism.

The following people spoke in favor of the reinstatement of the Black Lives Matter Banner on Town Hall:

Drake Pusey, 162 Overlook Road
Rebecca Grueber, 215 Pleasant Street
Rajeev Soneja, 13 Mary Street

Anna Henkin, 11 Marion Road
Melanie Brown, 14 Sky Line Drive
Eric Dion, 130 Massachusetts Avenue
Elizabeth Dray, 130 Jason Street
Jordan Weinstein, 23 Lennon Road
Gordan Jamieson stated that he is against reinstating the banner on Town Hall.

The Board had some discussion regarding the Banner and the potential vote to Town Meeting. The Board questioned if they did not want to take a position on the warrant article what they could do as a Board.

Mr. Heim stated that Board generally recommends favorable action, which means there is a motion; there is a specific thing the Board is saying should be done. Mr. Heim stated for example there would be a resolution and the resolutions language would be proposed or endorsed by the Board stating this is what they are asking Town Meeting to do. Mr. Heim stated alternatively the Board can ask Town Meeting to take no action on the warrant article itself. Neither one of those things necessarily means that the Board can't provide comment that offers context. Mr. Heim stated that the Board can move favorable action for the purpose of discussion at Town Meeting without advancing a specific resolution although it can be awkward for the moderator because there would essentially need to be some motion presented by somebody with the actual language. Similarly, the Board can take no action and put in its comment that it is recommending no action because it doesn't have a specific resolution that it's supporting but would welcome dialogue at Town Meeting should a substitute motion be submitted. Mr. Heim stated that the only other option is to say you will report at Town Meeting. Mr. Heim stated that Town Meeting does not have the ability to direct the Select Board on what to do on something within their jurisdiction.

Mr. Curro feels that the Board should pass this warrant article with a very strong comment about this discussion and how the Board feels and their concerns and let Town Meeting discuss. Mr. Hurd stated that regardless of what the Board puts out Town Meeting will still have a vote.

Mr. Heim stated the Board intends to work with the petitioners to identify potential areas of agreement in light of an overall belief that the petitioners and Board members share many common goals. The Board will update its position to Town Meeting as appropriate, but at this juncture intends to focus its efforts on cultivating further options and recommendations on when, where, how, and how long to display the Black Lives Matter banner in question in the future, as well as other appropriate displays of the Town Government's commitments to racial equity, diversity, and inclusion without limiting its options to a permanent or indefinite display of the banner on Town Hall.

Mr. Curro moved favorable action with the detailed language drawn up from Town Counsel.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: no
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (4-1)

FINAL VOTES & COMMENTS

Articles for Review:

Article 5 Home Rule Legislation/Bylaw Amendment/Fossil Fuel Infrastructure

Article 6 Vote/Establishment of Police Civilian Advisory Board Study Committee

Article 10 Acceptance of Legislation/Gold Star Family Tax Exemption

Mr. Heim stated that there are two corrections in Warrant Article 6 as follows:

17 total members with 15 voting members

Used the wrong “complimentary” should be “complementary”

Mr. Heim stated that he will make the two corrections for the purposes of the Board's report.

Mrs. Mahon moved favorable action on Final Votes and Comments for Articles 5, 6, 10.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

NEW BUSINESS

Mr. Heim wanted to extend his compliments to the Clerk's office and their staff for their hard work on this particular election and their attention to detail.

Mr. Chapdelaine would like to echo Mr. Heim's comment in regards to the Clerk's Office for their hard work during the election as well as all Town Departments that have worked together to make this election happen. Mr. Chapdelaine would like to thank all the Town staff and volunteers that have worked on Virtual Town Meeting and is extremely appreciative. Mr. Chapdelaine stated that they have hired a replacement for Attorney Ed Marlenga, Compensation and Benefit Attorney. Mr. Chapdelaine stated that they have switched that role to also include Deputy Town Counsel. Michael Cunningham will officially start on November 9th. Mr. Chapdelaine stated that Kristina Coleman started today who will fill the role as Jillian Harvey's Administrative Assistant.

Mr. Chapdelaine updated the Board that they are very close in hiring a new Facilities Director.

Mrs. Mahon thanked everyone involved in the election and Virtual Town Meeting. Mrs. Mahon feels confident in the new hires and looks forward to working with them. Mrs. Mahon would like to thank the Girl Scouts from Hardy Elementary and Thompson Elementary who invited her into one of their girl scouts meeting. Mrs. Mahon stated this was to earn their government badge where she spoke about women in politics and what the Select Board and Town Meeting is about.

Mr. Diggins would like to congratulate Mr. Dunn on his wedding. Mr. Diggins also stated that he and the Chair attended a brief dedication for a memorial for Richard Buzzell which was touching and rewarding to attend. Mr. Diggins stated that he is on the executive committee for MBTA Advisory Board.

Mr. Curro would like to congratulate Mr. Dunn on his recent marriage. Mr. Curro would also like to thank everyone that helped with the polls to make the election happen especially the election workers. Mr. Curro noted that he is the municipal representative for the Superintendent Search Screening Committee where they have forwarded 2 finalists to the School Committee Dr. Victoria Greer who is the superintendent of schools for the Town of Stoughton and Dr. Elizabeth Holeman who is the assistant superintendent of schools in Waltham.

Mr. Hurd reiterated thanks to everyone that helped run a smooth election. Mr. Hurd would like to mention that the Arlington Rotary Club at the water tower has the flags for heroes. Mr. Hurd would like to thank Jeff Chunglo for all of his hard work and dedication. Mr. Hurd would like to note that the joint meeting with the Housing Authority will need to be rescheduled because it does not work with Chair of Arlington Housing Authority.

Mrs. Mahon moved to adjourn at 10:28p.m.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon:	yes
Mr. DeCoursey:	yes
Mr. Diggins:	yes
Mr. Curro:	yes
Mr. Hurd:	yes

SO VOTED (5-0)

Next Scheduled Meeting of Select Board November 9, 2020

A true record attest

Ashley Maher
Administrative Assistant

11/4/2020

Agenda Item	Document Used
1	Executive Order on Remote Participation
2	Green Site Services Group Inc. Reference
3	Memo from Town Counsel Letter from Moderator J. Leone
4	Warrant Article Text Town Counsel Comments W.A. 8 and 25 Supplemental Memo from Town Counsel re W.A. 8 Memo from DPCD re Article 8 Letter to 100 Registered Voters BLM Reference from K. Guellec BLM DTG Endorsement from K. Guellec
5	Draft Final Votes and Comments 5,6,10



Select Board Meeting Minutes

Date: November 9, 2020

Time: 7:15 PM

Location: Conducted by Remote Participation

Present: Mr. Hurd, Chair, Mr. Curro, Vice Chair, Mrs. Mahon, Mr. DeCoursey, Mr. Diggins

Also Present: Mr. Chapdelaine, Mr. Heim, Ms. Maher

1. Executive Order on Remote Participation

Mr. Hurd opened the meeting by explaining that due to the current State of Emergency, to lower the risk of the spread of COVID-19, the Town has been advised and directed by the Commonwealth to suspend public gatherings, and as such the Governor's orders suspends the requirement of the Open Meeting Law to have all meetings in a public and accessible location. Public bodies may meet entirely remotely as long as the public can access the meeting. The meeting reference materials and how to access the remote meeting are posted on the Town's website. The Chair asked participants that would like to speak, to use their full name rather than a nickname.

Mr. Hurd wanted to go over some business ground rules for effective and clear conduct of the meeting and to ensure accurate meeting minutes:

The Chair will introduce each speaker on the agenda, after they conclude their remarks; Mr. Hurd will ask each member of the Board for their remarks or a motion. Please wait until your name is called. Please remember to mute your phone or computer when you are not speaking and to speak clearly. For any response, please wait until the Chair yields to you and state your name before speaking. Anyone wishing to speak to someone must do so through the Chair.

2. Quarterly Budget Update, First Quarter FY2021

Sandy Pooler, Deputy Town Manager/Finance Director

Ida Cody, Comptroller

Mr. Pooler appeared before the Board to detail the quarterly budget report. Mr. Pooler stated that general fund revenue is on target for this year despite the pandemic. Mr. Pooler explained that the expenses have not gone up because of COVID. Mr. Pooler stated that we have submitted almost three million dollars for reimbursement through the CARES Act both actual expenses and anticipated expenses between now and December 30th which is the end of the CARES Act. Mr. Pooler stated that simultaneously they have also submitted reimbursement for FEMA for a lot of our COVID related expenses. Mr. Pooler stated that because of the coronavirus era they

have listed more of the spending changes than they usually would to be more comprehensive. Mr. Pooler referred to his memo submitted to the Board that is broken down into 3 parts: (1) explanations of spending and revenue variances from budgets, (2) a summary level report of the General Fund and Enterprise Fund expense and revenue budgets, and (3) a Munis printout of budget activity through the First Quarter.

The Board thanked Mr. Pooler and Ms. Cody for their work on this report. Mrs. Mahon questioned if they have money set aside to settle the contract between the Town and the Police Department. Mr. Pooler confirmed that the line item "salary reserve" is the money set aside for this. Mr. DeCoursey questioned the money that was submitted to the CARES Act for reimbursement and wanted to confirm that was for expenses incurred through September 30. Mr. Pooler stated that the three million dollars is a combination of what we have already expended and an estimate of what we will expend between now and December 30th. Mr. Curro noted that the service demand for AYCC is higher than normal and Mr. Pooler stated that it is more about when the money came in than collecting the actual money. Mr. Hurd made note that he thought the meals tax was high but Mr. Pooler confirmed that it is lower than past years and have reduced the expectation by a lot due to the pandemic.

Mr. Diggins moved receipt of the budget report.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

CONSENT AGENDA

3. Minutes of Meetings: October 5, 2020
4. Vote: Chapter 268A, Section 20(b)(3) Certification
 - a. David Gera
Michael Rademacher, Director, Department of Public Works

Mrs. Mahon moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

PUBLIC HEARINGS

5. 7:30 p.m. Verizon Petition/ 961 - 967 Massachusetts Avenue
Karen Levesque, Right of Way Manager
(all abutters notified)

Michael Krzcuik spoke on behalf of Verizon and the petition for 961-967 Massachusetts Avenue. Mr. Krzcuik stated that Verizon is requesting to place eight four inch PVC conduits from the existing telephone manhole labeled MH30/30 between Prentiss Road and Mount Vernon Street on Massachusetts Avenue. Mr. Kruzcuik stated that this new conduit will run approximately 87 feet southeasterly down the street to meet an existing conduit on the sidewalk. The new conduit will be placed in the same path as the exiting that was placed in 1975 and would like to complete this work as soon as possible. The reason for this new conduit is to expand the fiber network in the area and placing this new conduit will leave space for any future needs.

Mr. DeCoursey stated that in the petition it does mention the possibility of making connections with telephone poles and from the plans the conduit will extend from a manhole on Mass Ave onto the sidewalk. Mr. DeCoursey questioned if there will be more equipment added to the telephone pole as a result. Mr. Krzcuik stated that there are existing pipes that dead end under the sidewalk and the petition is to extend the existing conduits to the existing underground manhole structure and the overhead wires will not be affected. Mr. DeCoursey stated that one thing concerned him is the idea of double poles and when a new pole is put in the existing pole is supposed to be removed within 90 days. Mr. DeCoursey shared a photo and stated that this double pole is still in existing since May and feels this needs to be addressed with Verizon and the number of double poles is outpacing the replacements. Mrs. Mahon asked if they could amend their motion to include addressing the areas of double poles concurrent with this work. Mr. Heim stated that the most appropriate thing for the Board to do is accept the motion as Mr. DeCoursey has drafted. Mr. Heim stated that they have consistent contact with our liaison at Verizon and note that these two different schemes are related to each other but would add to the motion a severability clause for example subject to conditions as set forth to the extent prohibited from law. Mr. Heim stated that the Board is taking a vote to approve this on the basis of the application before us but the Board is asserting that this circumstance with respect to double poles is not acceptable to the Town and we will do what we can to hold them accountable to the lack of responsiveness on this issue. Mr. Heim stated that it cannot lawfully be applied in this circumstance but will send a message along with the approval. Mr. DeCoursey stated this is the lack of progress with double poles and confirmed there are over 100 in Arlington.

Mr. DeCoursey moved approval subject to the conditions recommend by the Engineering Department.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

OPEN FORUM

John Ward, Winslow Towers, spoke in regards to the pension obligation bonds and would like to know if they are incorporated within the budget report presented by Mr. Pooler. Mr. Ward stated that he is also concerned with the unfunded health benefits. Mr. Chapdelaine stated that he could contact his office and they would direct him to Mr. Pooler who would be happy to help him.

The following people spoke in regards to the Black Lives Matter Banner

Sanjay Newton, 32 Ottawa Road

Steve Reviak, 111 Sunnyside Avenue

Benjamin Moynihan, 7 Plymouth Street

FINAL VOTES & COMMENTS

Articles for Review:

Article 8 Acceptance of Legislation/Bylaw Amendment/Municipal Affordable Housing Trust Fund

Article 25 Resolution/Black Lives Matter Banner at Town Hall

Mr. Heim would like to note a few typos in the Affordable Housing Trust Fund warrant article that he will be sure to take care of. Mr. Heim stated that all clerical errors will be corrected before the final report is published.

Mr. Curro stated that Article 25 captures their debate very well but made a comment regarding a sentence that says “the decision to display flags and banners on or at Town Hall is solely within the jurisdiction of the Select Board.” Mr. Curro states that he sees this as a shared jurisdiction where the Select Board affirm this but the facilities are strictly under the Town Managers control and feels this is a shared jurisdiction. Mr. Heim stated that his particular relationship is complicated but is happy to amend.

Mrs. Mahon moved approval of Article 8 and Article 25.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

DRAFT SELECT BOARD REPORT

6. For Discussion and Approval: Draft Select Board Report to Special Town Meeting

Douglas W. Heim, Town Counsel

Mr. Heim stated that he hopes to have a draft of this ready and does not feel there is anything that needs to be brought back to the Board after reviewing. Mr. Heim stated that having this as a place holder on the agenda is so if there are any items that need to be revisited by the Board they can. Mr. Heim stated that the Board has already voted on all the final votes and comments and the appendices that need to be added are clear. Mr. Heim stated that he will distribute to the Board individually so if there are any revisions they can be made before it is published. Mr. Heim stated that his does not need a vote of approval tonight.

TRAFFIC RULES & ORDERS / OTHER BUSINESS

7. Vote: Date for 2021 Annual Town Election

Douglas W. Heim, Town Counsel

Mr. Heim stated that this is to set the date for the Annual Town Election. Mr. Heim stated that this year it is a little different because the typical date for the election is the first Saturday in April which falls on Easter weekend in 2021. Mr. Heim stated that in order for this date to be moved it needs a vote from the Select Board no later than February 1st.

Mrs. Mahon moved the election to be held on the second Saturday in April on April 10, 2021.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

8. For Approval: Opening of Warrant for Annual Town Meeting 2021

Mr. Heim stated that this is straight forward; the bylaw requires us to open the warrant the first week in December. Mr. Heim stated that we have to issue a notice of the opening of the warrant. Mr. Heim stated that in the memo provided to the Board are the following dates:

Tuesday, December 1, 2020

Friday, January 29, 2021

Mr. DeCoursey moved approval to open the warrant on Tuesday, December 1, 2020 and close on Friday, January 23, 2021.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes

Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

9. Discussion & Approval: Economic Recovery Taskforce Requests

- a) Liquor License Permit Fee Waivers
- b) Parking Fee Waivers
- c) Heights Parklet Approval

Adam W. Chapdelaine, Town Manager

Mr. Chapdelaine stated that these are being brought forth by the Planning Department in consultation with the Economic Recovery Taskforce. The first request has been discussed for the past couple weeks and is recommending that the Select Board waive 50% of the licensing fees for beer and wine, all alcohol restaurants, clubs and waiving 100% of the fee for the 2 theatres in Town. Mr. Chapdelaine stated that the second request they are proposing is to extend the payment free waiver to the street meters for the last Saturday in November and the first three Saturday's in December in order to help business in Arlington. The third request is the installation of one additional parklet in Arlington Heights in the taxi stand space in front of the MBTA depot. Mr. Chapdelaine stated that whether or not they install this will depend on when they will receive the grant money and what the weather will be like.

Mrs. Mahon would like to know if the clubs are open and would like to recommend that if they are not open to have 100% of the fee waived. Mrs. Mahon also questioned the parking spaces that the parklet would use. Mrs. Mahon stated that it looks like one taxi stand and one public spot. Mrs. Mahon stated that a lot of the spaces in the heights are being repurposed and would recommend leaving the one open space available for the public. Mr. Chapdelaine stated that he is in favor of those recommendations.

Mrs. Mahon moved approval subject to all conditions as set forth.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

NEW BUSINESS

Mr. Heim would like to introduce Michael Cunningham the new Deputy Town Counsel and workman's compensation attorney for the Town that started today. The Board thanked Mr. Cunningham for coming to the Town of Arlington and look forward to working with him.

Mr. Chapdelaine would like to provide the Board with an update regarding the people that will be on the Mass Ave and Appleton design review committee which they will work with to get up and running. Mr. Chapdelaine stated that they are on the finish line on selecting a spot to memorialize Mr. Procter with a ghost bike. Mr. Chapdelaine stated

that today municipalities in the region were given an opportunity to get a first look at the proposed cuts that the MBTA is considering. Mr. Chapdelaine stated that there are some proposed cuts that would significantly impact Arlington in terms of consolidation of routes or complete elimination.

Mr. Diggins stated that Mr. Chapdelaine encapsulated what he would like to say and explained that this is a complicated issue.

Mrs. Mahon stated that she has been receiving correspondence regarding the proposed changes from the MBTA and the effects it could have on Arlington. Mrs. Mahon asked the Chair to work with Mr. Chapdelaine and Mr. Diggins on the MBTA complaints and the routes impacted and when we do receive complaints if there is a template answer. Mrs. Mahon questioned the bench in memorialization for Ms. Rezendez's father which unfortunately did not fit the criteria for the Public Memorials Committee but was directed to a program under the Recreation Director. Mr. Chapdelaine confirmed that there is a long standing program through the Recreation Department where they will allow donated benches to be placed within parks. Mr. Chapdelaine stated that the problem with this bench is that where the family would like it placed is not under the jurisdiction of the Recreation Department but under the Manager's Office and is working on meeting the request with the family. Mrs. Mahon would like to comment on the superintendent finalist interviews and questioned if all members of the Select Board should sign up for the zoom interviews and feels one of the Members should be present.

Mr. DeCoursey stated that the paving on Lake Street is finished near bike path and is hoping in next week the lights will be installed and running. Mr. DeCoursey stated that this will be a big improvement.

Mr. Hurd thanked the Arlington Rotary Club for their flags for heroes' event that took place this last weekend. Mr. Hurd stated that due to the pandemic the Town is not having the traditional Veteran's Day celebration but they did film their individual portions of the event that will be available at 11:00a.m. on Veteran's Day via ACMI.

Mrs. Mahon moved to adjourn at 9:05p.m.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon:	yes
Mr. DeCoursey:	yes
Mr. Diggins:	yes
Mr. Curro:	yes
Mr. Hurd:	yes

SO VOTED (5-0)

Next Scheduled Meeting of Select Board November 16, 2020

A true record attest

Ashley Maher

Administrative Assistant

11/9/2020

Agenda Item	Document Used
1	Executive Order on Remote Participation
2	FY2021 First Quarter Budget Report
3	Draft 10.5.2020 Minutes
4	David Gera Reference
5	Engineering Recommendations Verizon Petition, Map, Order Verizon Representative Meeting Notice Abutter Meeting Notice
Final Votes & Comments	Draft Votes and Comments
6	
7	Bylaw Annual Town Election March and April 2020 Calendar
8	Opening of Warrant for ATM Reference Bylaw Opening of Warrant ATM
9	Memo from Planning Department



Select Board Meeting Minutes

Date: November 16, 2020

Time: 7:00 PM

Location: Conducted by Remote Participation

Present: Mr. Hurd, Chair, Mr. Curro, Vice Chair, Mrs. Mahon, Mr. DeCoursey, Mr. Diggins

Also Present: Mr. Chapdelaine, Mr. Heim, Ms. Maher

1. Executive Order on Remote Participation

Mr. Hurd opened the meeting by explaining that due to the current State of Emergency, to lower the risk of the spread of COVID-19, the Town has been advised and directed by the Commonwealth to suspend public gatherings, and as such the Governor's orders suspends the requirement of the Open Meeting Law to have all meetings in a public and accessible location. Public bodies may meet entirely remotely as long as the public can access the meeting. The meeting reference materials and how to access the remote meeting are posted on the Town's website. The Chair asked participants that would like to speak, to use their full name rather than a nickname.

Mr. Hurd wanted to go over some business ground rules for effective and clear conduct of the meeting and to ensure accurate meeting minutes:

The Chair will introduce each speaker on the agenda, after they conclude their remarks; Mr. Hurd will ask each member of the Board for their remarks or a motion. Please wait until your name is called. Please remember to mute your phone or computer when you are not speaking and to speak clearly. For any response, please wait until the Chair yields to you and state your name before speaking. Anyone wishing to speak to someone must do so through the Chair.

Mr. Hurd asked for a moment of silence to remember Chief Warrant Officer 2 Marwan S. Ghabour was one of five United States Army soldiers who died in a helicopter crash on November 12, 2020 while serving in Egypt. Marwan grew up in Arlington and graduated from Arlington High School in 2010.

2. Reconsideration of Warrant Article 13 Home Rule Legislation/Ranked Choice

Voting

Douglas W. Heim, Town Counsel

Mr. Heim stated that the proponents of this article have changed their vote due to the vote at the state level and would like to recommend the Board to move no action at this

time. Mr. Heim stated that the proponents would like to take some time to assess their position and would like to discuss before coming back to the Board.

Mr. Curro stated that the committee met and had conversation about resubmitting this but there is a need for a bit more education and would be best served if the Select Board voted to change their vote to no action so they would have the opportunity to come back during the Annual Town Meeting in the spring.

Mr. Curro moved to change the Boards recommended vote to no action.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon:	yes	
Mr. DeCoursey:	yes	
Mr. Diggins:	yes	
Mr. Curro:	yes	
Mr. Hurd:	yes	SOVOTED (5-0)

CONSENT AGENDA

3. Minutes of Meetings: October 19, 2020; Emergency Addendum October 19, 2020

Mrs. Mahon moved approval on October 19, 2020 minutes.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon:	yes	
Mr. DeCoursey:	yes	
Mr. Diggins:	yes	
Mr. Curro:	yes	
Mr. Hurd:	yes	SOVOTED (5-0)

Mr. Curro recused himself from the Emergency Addendum Minutes of October 19, 2020.

Mr. Diggins moved approval on Emergency Addendum October 19, 2020 minutes.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon:	yes	
Mr. DeCoursey:	yes	
Mr. Diggins:	yes	
Mr. Hurd:	yes	SOVOTED (4-0)

NEW BUSINESS

Mr. Chapdelaine stated that the community suffered a great loss of Marwan Ghabour and would like the Board and community to know that Jeff Chunglo, Director of Veteran Services is working with the family to organize a procession that will come through

Arlington to escort and honor him. Mr. Chapdelaine stated that he will notify everyone when he receives the details.

Mrs. Mahon moved to adjourn at 7:15p.m. and stated that the Board will reconvene with the commencement of Special Town Meeting and will remain in session from 8:00 p.m. to 11:00p.m.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

Next Scheduled Meeting of Select Board November 30, 2020

A true record attest

Ashley Maher
Administrative Assistant

11/16/2020

Agenda Item	Document Used
1	Executive Order on Remote Participation
2	
3	Draft 10.19.2020 Minutes Draft 10.19.2020 Emergency Addendum Minutes



Town of Arlington, Massachusetts

7:00 p.m.

Summary:

- a. Vote: MWRA Debt Shift
- b. Discussion and Vote: Property Tax Classification - Tax Rate

Paul Tierney, Director of Assessments
Kevin Feeley, Chair, Board of Assessments

ATTACHMENTS:

Type	File Name	Description
Reference Material	Draft_Property_Tax_Classification_2021.pdf	Draft Property Tax Classification 2021

TOWN OF ARLINGTON



TAX CLASSIFICATION HEARING
November 30, 2020
FY2021

PAUL TIERNEY
DIRECTOR OF ASSESSMENTS

***HOW TO DETERMINE THE LEVY
TOTAL TO BE RAISED AND THE TAX RATE
FY2021***

I. CALCULATE THE FY 2021 LEVY LIMIT

A. FY 2020 LEVY LIMIT	\$122,855,373
B. ADD 2.5%	\$3,071,384
C. ADD FY 2021 NEW GROWTH	* \$850,163
D. ADD FY 2021 OVERRIDE	\$0
E. FY 2021 LEVY LIMIT	\$126,776,920

II. CALCULATE THE FY 2021 TOTAL TO BE RAISED

A. FY 2021 LEVY LIMIT	\$126,776,920
B. ADD FY 2021 SCHOOL DEBT EXCLUSION	\$7,744,595
C. ADD FY 2021 WATER & SEWER DEBT	\$3,691,454
D. ADD FY 2021 SYMMES CAPITAL DEBT EXCLUSION	\$0
MAXIMUM TOTAL TO BE RAISED	\$138,212,969

III. CALCULATE THE FY2021 TAX RATE

TO BE RAISED	/	TOTAL TAXABLE ASSESSED VALUE	*1000
\$138,199,499	/	\$12,186,904,721	*1000
EXCESS LEVY		\$13,470	\$11.34

*** GROWTH TAX DOLLARS AND THE TAX RATE ARE ESTIMATED
PENDING DEPARTMENT OF REVENUE APPROVAL**

MINIMUM RESIDENTIAL FACTOR COMPUTATION

Fiscal Year 2021

A Class	B Full and Fair Cash Valuation	C Percentage Share	
1. Residential	11,526,348,979	94.5798%	94.5798%
2. Open Space	0	0.0000%	
3. Commercial	509,076,912	4.1773%	5.4202%
4. Industrial	25,510,500	0.2093%	
5. Personal Property	125,968,330	1.0336%	
TOTALS	12,186,904,721	100.0000%	

Maximum Share of Levy for Classes Three, Four and Personal Property: $150\% * 5.4202\% \text{ (Lines 3C + 4C + 5C)} = 8.1303\%$ (Max % Share)

Minimum Share of Levy for Classes One and Two: $100\% - 8.1303\%$ (Max % Share) = **91.8697%** (Min % Share)

Minimum Residential Factor (MRF): $91.8697\% \text{ (Min % Share)} / 94.5798\% \text{ (Lines 1C + 2C)} = 97.1346\%$ (Minimum Residential Factor)

MINIMUM RESIDENTIAL FACTOR LA7 (6-96): **97.1346%**

Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent.

**TOWN OF ARLINGTON
CLASSIFICATION OF REAL ESTATE
SELECTMENS OFFICE
November 30,2020
FISCAL YEAR 2021**

I. **OPTION OF THE BOARD OF SELECTMEN.
(CHAPTER 797 OF MASS. GL)**

II. **ALLOWS THE BOARD OF SELECTMEN TO INCREASE THE CIP
CLASSES OF PROPERTY UP TO 150% OF THEIR SHARE OF THE
LEVY.**

III. **ARLINGTON'S MRF FOR FISCAL 2020** **97.1346%**

IV. **CIP SHARE OF THE F.Y. 2020 LEVY IS** **5.4202%**

VI. **CIP'S MAXIMUM SHARE THEREFORE MAY BE RAISED TO** **8.1303%**

**TOWN OF ARLINGTON
ASSESSORS OFFICE
CLASSIFICATION
FISCAL YEAR 2021**

Note: All rates are estimated subject to DOR certification

AT	CIP% SHARE	RO% SHARE	RATE PER \$1000 AV		CIP TAX INC. PER 500K	RO TAX DEC. PER 500K
			CIP	RO		
100.00%	5.4202	94.5798	\$11.34	\$11.34	\$0	\$0
105.00%	5.6912	94.3088	\$11.91	\$11.31	\$283	(\$16.25)
110.00%	5.9622	94.0378	\$12.47	\$11.28	\$567	(\$32.49)
115.00%	6.2332	93.7668	\$13.04	\$11.24	\$850	(\$48.74)
120.00%	6.5042	93.4958	\$13.61	\$11.21	\$1,134	(\$64.99)
125.00%	6.7753	93.2248	\$14.17	\$11.18	\$1,417	(\$81.23)
130.00%	7.0463	92.9537	\$14.74	\$11.15	\$1,701	(\$97.48)
135.00%	7.3173	92.6827	\$15.31	\$11.11	\$1,984	(\$113.73)
140.00%	7.5883	92.4117	\$15.88	\$11.08	\$2,268	(\$129.97)
145.00%	7.8593	92.1407	\$16.44	\$11.05	\$2,551	(\$146.22)
150.00%	8.1303	91.8697	\$17.01	\$11.02	\$2,835	(\$162.47)

CIP SHARE OF LEVY IS	\$7,490,702
CIP MAXIMUM LEVY IS	\$11,236,053

RESIDENTIAL EXEMPTION

Residential Average Assessment	Total Accounts	Total Eligible Accounts	Exemption Voted	Exemption Amount	Total Value Exempted	New Residential Assessment Total	Total Residential Levy	Tax Rate
784,365	14,697	0	0%	0	0	11,526,348,979	130,708,797	\$11.34
		12,948	20%	156,853	2,030,932,644	9,270,584,816	130,708,797	\$14.10
		12,948	15%	117,640	1,523,202,720	9,778,314,740	130,708,797	\$13.37
		12,948	10%	78,427	1,015,472,796	10,286,044,664	130,708,797	\$12.71
		12,948	5%	39,213	507,729,924	10,793,787,539	130,708,797	\$12.11

- **Residential Exemption up to 20% of average residential value: Only adopted in a handful of communities including Boston, Cambridge, Chelsea and Brookline.**
- **Tax Rate would go from \$11.34 to \$14.10 before discount.**
- **The Breakeven point is \$801,315.**
- **Approximately 17% of homes shouldering the burden.**
- **Most homes in Arlington are owner occupied.**

**ASSESSORS OFFICE
TOWN OF ARLINGTON
TAX RATE PER \$1000 OF A.V.**

YEAR	RATE	YEAR	RATE	YEAR	RATE	YEAR	RATE
1929	\$30.00	1954	\$54.50	F78	\$78.00	F03	\$13.64
1930	\$30.40	1955	\$59.20	F79	\$84.60	F04	\$10.61
1931	\$31.40	1956	\$69.20	F80	\$81.00	F05	\$10.94
1932	\$30.40	1957	\$70.40	F81	\$87.00	F06	\$11.34
1933	\$30.40	1958	\$71.20	F82	\$73.50	F07	\$10.95
1934	\$33.00	1959	\$74.00	F83	\$22.70	F08	\$11.45
1935	\$33.00	1960	\$78.20	F84	\$23.43	F09	\$11.92
1936	\$34.00	1961	\$82.60	F85	\$23.96	F10	\$12.11
1937	\$35.60	1962	\$85.00	F86	\$16.49	F11	\$12.41
1938	\$35.20	1963	\$84.60	F87	\$17.24	F12	\$13.66
1939	\$36.80	1964	\$92.60	F88	\$17.66	F13	\$13.61
1940	\$35.80	1965	\$97.60	F89	\$10.86	F14	\$13.79
1941	\$34.80	1966	\$97.60	F90	\$11.25	F15	\$13.55
1942	\$35.60	1967	\$106.00	F91	\$12.47	F16	\$12.80
1943	\$32.00	1968	\$124.00	F92	\$13.84	F17	\$12.56
1944	\$32.00	1969	\$41.00	F93	\$14.52	F18	\$12.13
1945	\$34.40	1970	\$48.20	F94	\$15.55	F19	\$11.26
1946	\$38.00	1971	\$51.80	F95	\$16.06	F20	\$11.06
1947	\$42.80	1972	\$56.80	F96	\$16.54	F21	\$11.34
1948	\$44.20	1973	\$56.80	F97	\$17.08		
1949	\$46.20	1973	\$28.20	F98	\$16.73		
1950	\$50.40	1974	\$74.00	F99	\$17.17		
1951	\$54.20	F75	\$67.20	F00	\$17.66		
1952	\$56.40	F76	\$67.20	F01	\$13.17		
1953	\$57.60	F77	\$74.80	F02	\$13.85		

ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2020
Fiscal Year 2021

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	8,001	6,635,547,300				
102	3,889	2,000,734,100				
MISC 103,109	10	12,482,400				
104	2,117	2,030,024,060				
105	179	184,795,200				
111-125	158	561,878,700				
130-32,106	303	38,400,300				
200-231	0		0			
300-393	377			447,680,930		
400-442	22				25,510,500	
450-452	0					0
CH 61 LAND	0	0	0	0		
CH 61A LAND	0	0	0	0		
CH 61B LAND	1	3	0	1,703,311		
012-043	76	62,486,919	0	59,692,671		0
501	189					8,545,080
502	157					3,348,840
503	0					0
504	2					82,138,390
505	5					17,665,100
506	2					12,590,000
508	4					1,680,920
550-552	0					0
TOTALS	15,495	11,526,348,979	0	509,076,912	25,510,500	125,968,330
Real and Personal Property Total Value						12,186,904,721
Exempt Parcel Count & Value					357	798,748,700

For CH 61, 61A and 61B Land: enter the mixed use parcel count in the left-hand box, and enter the 100% Chapter land parcel count in the right-hand box.

Signatures

Board of Assessors

Paul Tierney, Director , Arlington , ptierney@town.arlington.ma.us 781-316-3061 | 11/4/2020 11:03 AM

Comments

No comments to display.

Documents

Documents have been uploaded.

NOTE : The information was Approved on 11/16/2020

LA13 Tax Base Levy Growth
Retain documentation for 5 years in case of DOR audit - Fiscal Year 2021

Property Class	(A) All Prior Year Abatement No.	(B) All Prior Year Abatement Values	(C) New Growth Valuation	(D) PY Tax Rate	(E) Tax Levy Growth
RESIDENTIAL					
SINGLE FAMILY (101)	57	4,565,900	37,210,800		
CONDOMINIUM (102)	11	668,900	20,417,600		
TWO & THREE FAMILY (104 & 105)	12	749,700	6,685,000		
MULTI - FAMILY (111-125)	21	4,801,000	282,400		
VACANT LAND (130-132 & 106)	1	164,800	293,100		
ALL OTHERS (103, 109, 012-018)	2	964,900	0		
TOTAL RESIDENTIAL	104	11,915,200	64,888,900	11.06	717,671
OPEN SPACE	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL OPEN SPACE	0	0	0	0.00	0
COMMERCIAL	0	0	2,672,100		
COMMERCIAL - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL COMMERCIAL	0	0	2,672,100	11.06	29,553
INDUSTRIAL	0	0	0	11.06	0
PERSONAL PROPERTY	4	60,760	9,307,286	11.06	102,939
TOTAL REAL & PERSONAL	108	11,975,960	76,868,286		850,163

Community Comments:

Signatures

Board of Assessors

Paul Tierney, Director , Arlington , ptierney@town.arlington.ma.us 781-316-3061 | 11/4/2020 11:04 AM

Documents

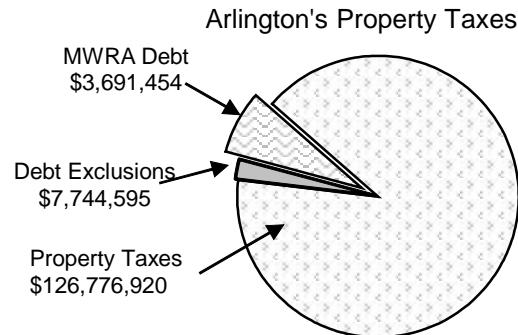
Documents have been uploaded.

NOTE : The information was Approved on 11/16/2020

*Fy 2021 Vs Fy 2020
by State Class Code*

Code	Type	COUNT	<i>FY 2021 Assessed Value</i>	Ave AV	Count Inc/Dec	<i>21 VS 20 % Inc/Dec</i>				
							Ave AV Inc/Dec	COUNT	<i>FY 2020 Assessed Value</i>	Ave AV
101	Single Family	8,001	6,635,547,300	829,340	2	0.53%	4,195	7,999	6,600,332,900	825,145
102	Condominium	3,889	2,000,734,100	514,460	62	4.54%	14,373	3,827	1,913,830,400	500,086
Misc 103,109	Misc	10	12,482,400	1,248,240	0	0.01%	90	10	12,481,500	1,248,150
104	2 Family	2,117	2,030,024,060	958,915	-22	-0.97%	565	2,139	2,049,911,300	958,350
105	3 Family	179	184,795,200	1,032,375	-3	-1.70%	-502	182	187,983,600	1,032,877
111-125	Apartments	158	561,878,700	3,556,194	-3	4.64%	220,929	161	536,977,760	3,335,266
130-132, 106	Res Land	303	38,400,300	126,734	0	2.32%	2,870	303	37,530,600	123,863
200-231	Open Space	0			0			0		
300-393	Commercial	377	447,680,930	1,187,483	-4	0.99%	24,028	381	443,276,220	1,163,455
400-452	Industrial	22	25,510,500	1,159,568	0	1.36%	15,595	22	25,167,400	1,143,973
CH 61 Land	Ch Land	0			0			0		
CH 61A Land	Ch Land	0			0			0		
CH 61B Land	Ch Land	4	1,703,311	425,828	0	0.00%	1	4	1,703,309	425,827
012-043(Res)	Mixed Use(Res)	40	62,486,919	1,562,173	-1	2.19%	70,778	41	61,147,190	1,491,395
012-043(Com)	Mixed Use(Com)	36	59,692,671	1,610,041	0	2.99%	0	36	57,961,500	1,610,041
501	Per Prop	189	8,545,080	45,212	-14	-12.95%	-3,147	203	9,816,840	48,359
502	Per Prop	157	3,348,840	21,330	-13	-13.83%	-1,531	170	3,886,470	22,862
503	Per Prop	0	0		0			0		0
504,550-552	Per Prop	2	82,138,390	41,069,195	0	0.63%	256,210	2	81,625,970	40,812,985
505	Per Prop	5	17,665,100	3,533,020	-3	-0.55%	1,312,620	8	17,763,200	2,220,400
506	Per Prop	2	12,590,000	6,295,000	0	-5.95%	-398,300	2	13,386,600	6,693,300
508	Per Prop	4	1,680,920	420,230	0	-23.36%	-128,100	4	2,193,320	548,330
TOTAL		15,495	12,186,904,721			1.08%		15,494	12,056,976,079	
Residential			11,526,348,979			1.11%			11,400,195,250	
Open Space			0.00						0.00	
Commercial			509,076,912			1.22%			502,941,029	
Industrial			25,510,500			1.36%			25,167,400	
Total Real Est		15,136	12,060,936,391			1.11%		15,104	11,928,303,679	
Personal Prop		359	125,968,330			-2.10%		389	128,672,400	
Total Real & PP		15,495	12,186,904,721			1.08%		15,493	12,056,976,079	
Exempt		357	798,748,700					354	787,528,900	
Grand Total		15,852	12,985,653,421					15,847	12,844,504,979	

FY2021 Tax Rate



Property Taxes The town will collect **\$138,199,499** from property taxes to pay for town services. This will result in an overall tax rate of **\$11.34** per thousand dollars of assessed value.

Debt Exclusions: Included in the total of **\$138,199,499** is **\$7,744,595** for voter approved debt exclusions. The effect of these is **64 cents** on the tax rate of **\$11.34**.

MWRA Debt Included in the total of **\$138,199,499** is **\$3,691,454** for MWRA debt. The effect of this is **30 cents** on the tax rate of **\$11.34**.

- The grand total of all assessed taxable property in Arlington is **\$12,186,904,721** a **1.08%** increase from Fiscal Year 2019
- Note Town Hall Hours: M-W 8:00 A.M.-4:00 P.M.; T- 8:00 A.M.-7:00 P.M.; F-8:00 A.M.-Noon

TAX RATE COMPONENTS FY2017 - FY2021

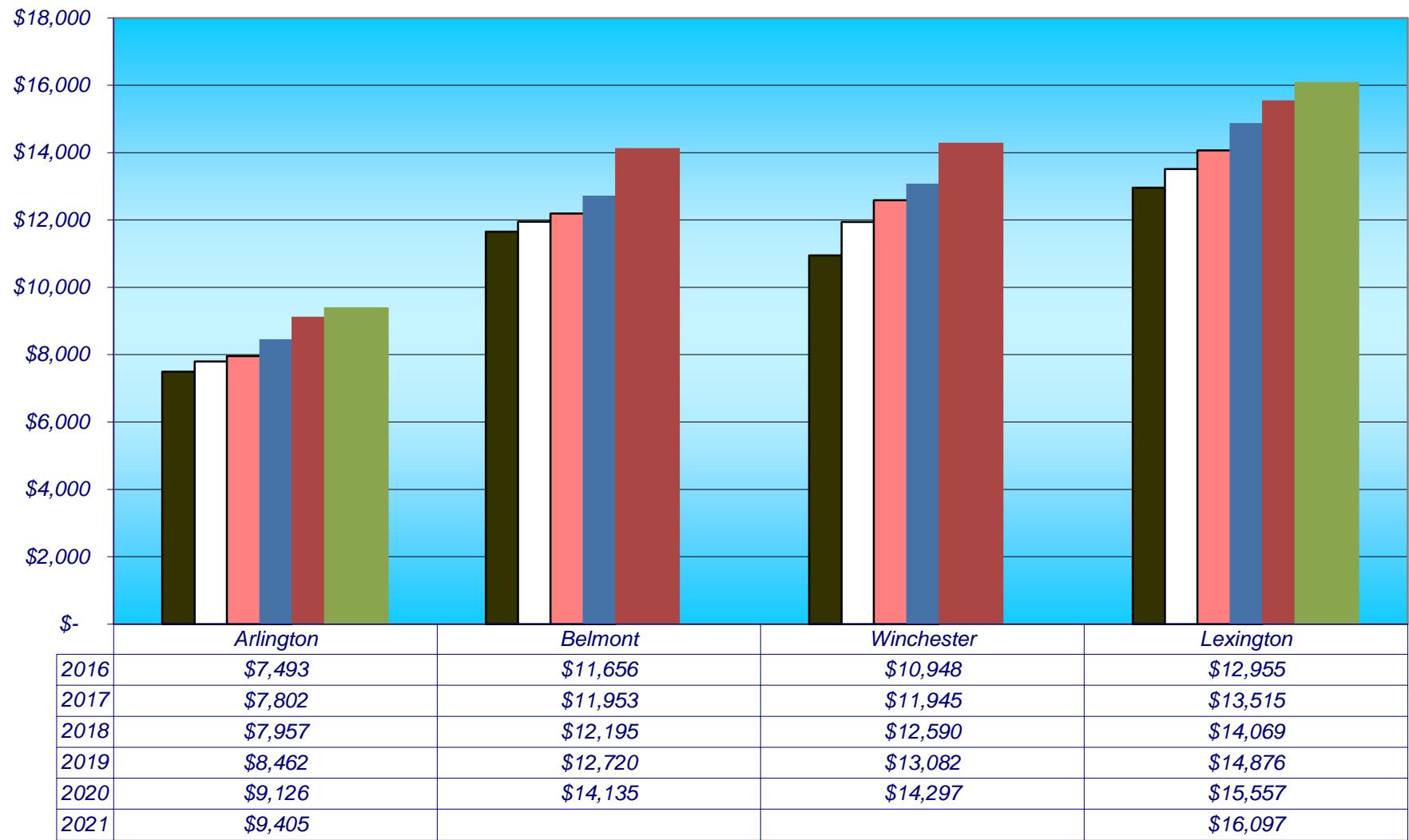
	2017	2018	2019	2020	2021
LEVY BASE	\$11.43	\$10.97	\$9.98	\$9.42	\$10.08
2 1/2%	\$0.29	\$0.27	\$0.25	\$0.24	\$0.25
GROWTH	\$0.12	\$0.13	\$0.09	\$0.07	\$0.07
OVERRIDE	\$0.00	\$0.00	\$0.00	\$0.46	\$0.00
WAT & SEW DEBT EXCL	\$0.62	\$0.58	\$0.51	\$0.46	\$0.30
SCHOOL DEBT EXCLU	\$0.10	\$0.18	\$0.43	\$0.41	\$0.64
SYMMES DEBT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE *	\$12.56	\$12.13	\$11.26	\$11.06	\$11.34

Tax Rate =((Amount To Be Raised)/(Total Taxable Assessed Value)) 1000

	2017	2018	2019	2020	2021
MAX LEVY PRIOR FY	\$102,420,256	\$106,050,906	\$109,965,991	\$113,696,347	\$122,855,373
2.50%	\$2,560,506	\$2,651,273	\$2,749,150	\$2,842,409	\$3,071,384
GROWTH	\$1,070,144	\$1,263,812	\$981,206	\$816,616	\$850,163
OVERRIDE	\$0	\$0	\$0	\$5,500,000	\$0
MAXIMUM LEVY	\$106,050,906	\$109,965,991	\$113,696,347	\$122,855,372	\$126,776,920
LEVY INC %	3.42%	3.56%	3.28%	7.46%	3.09%
	\$3,630,650	\$3,915,084	\$3,730,356	\$9,159,025	\$3,921,549
W/S DEBT SERVICE	\$5,593,112	\$5,593,112	\$5,593,112	\$5,593,112	\$3,691,454
SCHOOL DEBT EXCLU	\$878,800	\$1,781,404	\$4,772,602	\$4,928,109	\$7,744,595
SYMMES DEBT EXCLU	\$0	\$0	\$0	\$0	\$0
MAX TO BE RAISED	\$112,522,818	\$117,340,507	\$124,062,061	\$133,376,594	\$138,212,969
ACTUAL RAISED	\$112,439,838	\$117,255,201	\$124,010,976	\$133,350,155	\$138,199,499
EXCESS LEVY	\$82,980	\$85,306	\$51,085	\$26,439	\$13,470
TOTAL TAXABLE ASSESSED VALUE	\$8,952,216,406	\$9,666,545,866	\$11,013,408,219	\$12,056,976,079	\$12,186,904,721
TOTAL AV % INCREASE	5.15%	7.98%	13.93%	9.48%	1.08%
TAX RATE	\$12.56	\$12.13	\$11.26	\$11.06	\$11.34
PENNY ON TAX RATE	\$89,522	\$96,665	\$110,134	\$120,570	\$121,869
AVE ASSED VAL SINGLE FAMILY	\$621,249	\$655,985	\$752,184	\$825,144	\$829,339
AVE TAXES SINGLE FAMILY	\$7,804	\$7,957	\$8,470	\$9,126	\$9,405

* ALL NUMBERS SUBJECT TO ROUNDING AND FINAL DOR CERTIFICATION

Average Taxes FY2016-FY2021
Single Family Homes





Town of Arlington, Massachusetts

Open Space Committee

Summary:

Emily Nink (term to expire 6/30/2023)

ATTACHMENTS:

Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	E._Nink_Reference.pdf	Reference



Town of Arlington
Office of the Town Manager

Adam W. Chapdelaine
Town Manager

730 Massachusetts Avenue
Arlington MA 02476-4908
Phone (781) 316-3010
Fax (781) 316-3019
E-mail: achapdelaine@town.arlington.ma.us

MEMORANDUM

DATE: November 10, 2020

TO: Board Members

SUBJECT: Appointment to the Open Space Committee

This memo is to request the Board's approval of my appointment of Emily Nink, Arlington, MA, as a member on the Open Space Committee, with a term expiration date of 06/30/2023.

A handwritten signature in blue ink that reads "Adam W. Chapdelaine".

Town Manager

Emily Nink

E-mail: emilynink@gmail.com

LinkedIn

Education

Tufts University Friedman School of Nutrition Science and Policy
MS: Agriculture, Food and Environment
Abstracts Committee Chair, Friedman Student Research Conference

Sept. 2014 - May 2016

The Johns Hopkins University
BS: Global Environmental Change and Sustainability; BA: Spanish

Sept. 2010 - Dec. 2013

Professional Experience

Policy Associate: Public Health and Tobacco Policy Center (0.8 FTE) Feb. 2016 - Current
Housed at the Public Health Advocacy Institute, Northeastern University School of Law

- Research, writing, and policy drafting for evidence-based public health policy interventions (policy areas include tobacco control, vaccination, food/nutrition, drinking water, and gun violence prevention)
- Legal technical assistance to state, local governments crafting, enacting, and implementing public health policies, including contributions to policy language, testimony, public comments, and legal memoranda
- ArcGIS services for publications, technical assistance requests, and dissemination of research results
- Presentations at conferences, webinar delivery, and other content delivery to community advocates

Research Assistant: Harvard T.H. Chan School of Public Health (0.2 FTE) Dec. 2019 - Current
■ Background and case study research: policy interventions to improve safe home drinking water

Principal Investigator: Everett Community Food Assessment & Plan (0.2 FTE) Sept. 2017 - Jun. 2018
■ Led Community Food Assessment: convened diverse stakeholders, managed data collection and analysis, conducted focus groups, implemented PhotoVoice project, formed Advisory Board
■ Co-wrote Community Food Plan for the City of Everett, MA; wrote ordinances for Food Policy Council

Researcher: Food Tank: The Food Think Tank (0.25 FTE) Feb. 2015 – Feb. 2016
■ Publication of more than 130 articles and opinions on foodtank.com, the Huffington Post, and beyond
■ Newsletter creation for 200,000+ subscribers, proofreading and editing, fact-checking, press releases
■ Research and writing for three in-depth reports, associated press relations and team co-management
■ Preparation of presentation slides, speeches, and panel questions for FT President Danielle Nierenberg
■ Lead: monthly series on ecological intensification (UN Food and Agriculture Organization partnership)

Research Assistant: Tufts Friedman School of Nutrition Science and Policy Sept. 2014 - Jun. 2016
■ Data collection, analysis, and writing for research titled "Addressing Sales at Massachusetts Farmers' Markets by Examining Perceptions of Produce Attributes Among Producers and Shoppers"
■ Research assistance and manuscript preparation: Miriam E. Nelson et al., *Alignment of Healthy Dietary Patterns and Environmental Sustainability: A Systematic Review*, 7 ADV NUTR 1005-1025 (2016)

Research Assistant: Johns Hopkins Center for a Livable Future (0.4 FTE) Jan. 2011 - Feb. 2014
■ Scientific literature reviews, data collection and analysis, contribution to white papers and book chapters
■ Synthesis of Community Food Assessment findings and development of summary materials
■ Major contributions to the formation of the Food Policy Networks project; Food Policy Council outreach
■ Communications: Livable Future Blog, FPC listserv creation, and Baltimore Food and Faith Project

(Volunteer) Development Coordinator: Everett Community Growers Oct. 2014 - Current
■ Fundraising, development, grants administration, fiscal sponsorship management, program evaluation
■ Garden education, translation/interpretation, GIS analysis, website and social media, press relations

Selected Published Works

Stucker, Heidi and Emily Nink, Everett Community Food Assessment & Plan, 2018. Metropolitan Area Planning Council, Everett Community Growers, City of Everett. Available at: <https://bit.ly/2IBYX5g>.

Schumacher, Gus and Emily Nink. "Incentive Programs to Address the Challenges of Hunger, Undernutrition, and Obesity in the United States." *The Oxford Handbook of Food, Water and Society*, May 8, 2018. <https://doi.org/10.1093/oxfordhb/9780190669799.013.12>.

Joseph, Hugh, Emily Nink, Ashley McCarthy, Ellen Messer, and Sean B. Cash. "'The Heirloom Tomato Is "In". Does It Matter How It Tastes?'" *Food, Culture & Society* 20, no. 2 (April 3, 2017): 257–80. <https://doi.org/10.1080/15528014.2017.1305828>.

Public Health and Tobacco Policy Center, *Increasing HPV Vaccine Uptake in New York State: Local-Level Policy Opportunities* (2016).

Laura Nixon et al., *Examining the public debate on school food nutrition guidelines: Findings and lessons learned from an analysis of news coverage and legislative debates* (2016), Berkeley Media Studies Group and PHAI.

Henderson, Savanna and Emily Nink, *The Real Cost of Food: Examining the Social, Environmental, and Health Externalities of Producing Food* (2015), Food Tank.

Tanya Rawe et al., *Cultivating Equality: Delivering Just and Sustainable Food Systems in a Changing Climate* (2015), Food Tank, CARE International, and CGIAR (CCFAS).

Raychel Santo et al., *Researching the Baltimore City Food Environment: 2015 Update to the Baltimore City Food Environment Report of CLF* (2015), Johns Hopkins Center for a Livable Future.

Selected Presentations

Apr 15, 2020: Emily Nink, "Utilizing Data Sources to Aid Local POS Work," Advancing Tobacco-Free Communities Program [webinar].

Nov 4, 2019: Emily Nink, "Dollar Store Takeover: Infiltrating Low-SES Communities with Tobacco Marketing," American Public Health Association (APHA) 2019 Annual Meeting, Philadelphia, PA.

May 7, 2019: Emily Nink, "Flavored Products: What's on the Menu?" National Association of Attorneys General' 2019 Tobacco Policy and Responsible Retailing Conference, Tampa, FL.

Nov 14, 2018: Emily Nink, "Regulating Flavored Nicotine-Free and Tobacco-Free Products within a Flavored Tobacco Product Sales Regulation," APHA 2018 Annual Meeting, San Diego, CA.

Apr 26, 2018: Cara Wilking and Emily Nink, "Towards a Comprehensive Packaged Beverage Solution: A Synthesis of Bottled Water and Sugary Drink Policy Interventions," Robert Wood Johnson Foundation, Healthy Eating Research Grantees Meeting, Nashville, TN.

Dec 7, 2017: Emily Nink and Heidi Stucker, Community Food Systems Conference, Boston, MA.

Nov 8, 2017: Emily Nink, "Tailoring Policy Resources to Overcome the Challenges of Differential Tobacco Retail Density in New York," APHA 2017 Annual Meeting, Atlanta, GA.

Nov 8, 2017: Emily Nink, "Changing the climate: Confronting tobacco industry opposition to state and local tobacco regulation," APHA 2017 Annual Meeting, Atlanta, GA.

Skills

Professional proficiency in Spanish; ArcGIS, ArcGIS online, and ESRI; Stata; advanced Excel; NationBuilder

Professional Values

Deep understanding of and commitment to advancing racial justice, health equity, and health in all policies.

OFFICE OF THE SELECT BOARD

JOHN V. HURD, CHAIR
JOSEPH A. CURRO, JR., VICE CHAIR
DIANE M. MAHON
STEPHEN W. DECOURCEY
LENARD T. DIGGINS



730 MASSACHUSETTS AVENUE
TELEPHONE
781-316-3020
781-316-3029 FAX

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

November 9, 2020

Emily Nink
Arlington, MA 02476

emilynink@gmail.com

Re: Appointment: Open Space Committee

Dear Ms. Nink:

As a matter of the standard appointment procedure, the Select Board requests that you attend a virtual meeting of the Select Board conducted by remote participation, on Monday, November 30th at 7:15 p.m.

It is a requirement of the Select Board that you join this virtual meeting. This will give the Board an opportunity to meet and discuss matters with you about the area of activity in which you will be involved.

Information which includes the link to the meeting will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted Wednesday, November 25th by 4:00 p.m.

Please contact this office by e-mail, lcosta@town.arlington.ma.us, if you have any questions.

Thank you.

Very truly yours,
SELECT BOARD
Marie A. Krepelka
Marie A. Krepelka
Board Administrator



Town of Arlington, Massachusetts

Discussion & Approval: MBTA Proposed Service Reductions

Summary:

Adam W. Chapdelaine, Town Manager

ATTACHMENTS:

Type	File Name	Description
□ Reference Material	Arlington_Comments_RE_Forging_Ahead_Proposals_draft_v4_(2).pdf	Draft Letter to MBTA



Town of Arlington

Adam W. Chapdelaine
Town Manager

730 Massachusetts Avenue
Arlington MA 02476-4908
Phone (781) 316-3090

November 18, 2020

Steve Poftak
General Manager
Massachusetts Bay Transportation Authority
10 Park Plaza, Suite 5610
Boston, MA 02116

Re: Forging Ahead Proposed Service Changes – Comments from the Town of Arlington

Dear Mr. Poftak:

Thank you for this opportunity to comment on the MBTA's proposed service changes as part of the Forging Ahead Initiative. Although the Town of Arlington recognizes that the COVID-19 pandemic has created unique challenges for public transportation particularly with regard to current and projected budget gaps, we have significant concerns about the proposed service changes for the region and the cumulative impact of those cuts and changes on Arlington residents, businesses, and vulnerable populations. These proposed service changes jeopardize local and regional long-term planning and goals for shifting to more sustainable transportation modes and reducing greenhouse gas emissions and producing housing in transit-oriented locations. The proposed service changes will have a lasting impact on the affordability of the greater Boston area that Arlington and the region have been working to reverse for our current and future communities.

Public transportation is extremely important to Arlington and is utilized for multiple reasons, including connecting to multiple fixed-route subway and commuter rail in our neighboring communities. Twenty percent of Arlington residents take public transportation to work; combined with biking and walking, more than one-quarter of residents do not commute by personal vehicle. This mode share is similar to or higher than other communities known as the "Inner Core" in the MBTA regions. For bus routes 77, 79, and 350, more than half of riders use these routes to commute to work, but on the Route 77, 56% of riders use the 77 for all other trips. In addition, one-third of riders on these three routes are low-income and two-thirds do not own a car. These are the bus riders and residents we focused on when implementing our Bus Rapid Transit Pilot on Mass Ave in 2018, made permanent in 2019 with support from the MBTA and MassDOT. MBTA service is also the primary public transit within town; Arlington does not have a separate public transit service like most of the other Minuteman communities, and as such should not be included in the "Minuteman" group.

Public transportation is a key component of our future planning and goals to reduce single-occupancy vehicle usage and greenhouse gas emissions. Connect Arlington, the Town's Sustainable Transportation Plan, will be completed in early January, and will focus on improving connections to public transportation and encouraging active modes like walking and bicycling. Arlington's Net Zero Plan will also be completed by that time; one of the high priority draft recommendations is to create a plan to advocate for public transportation improvements.

Making drastic cuts and eliminating service jeopardizes the efforts of communities in the region and statewide goals to improve mobility and the environment.

We believe that the following service changes would have the most detrimental impact on Arlington:

- **Potential headway reductions on Route 77.** This is a Key Bus Route and a lifeline for residents in the community as well as for those who travel through our community to key destinations, particularly businesses and places of employment. As noted above, more than half of Route 77 riders use the bus for travel other than commuting. Frequency cuts to the Route 77, combined with the possible elimination of Route 79 and lower frequency of Route 350, will make the 77 that much more important to residents, employees, and visitors. Further, the impact of reduced bus service will also be felt on drivers who already experience crowded corridors during peak travel times.
- **Elimination of Route 80 even with the Green Line Extension.** Although eliminating the Route 80 is noted as “contingent upon the Green Line Extension”. This route serves as a critical connection to Green Line stations and is the only transit connection to the GLX from Arlington.
- **Potential headway reductions on Route 67 and 87.** These are important routes for Turkey Hill and Broadway areas of Arlington. For Turkey Hill residents, Route 67 is the only route that accesses Arlington Heights north of Mass Ave and allows them to access Alewife Station. Route 87 is the only bus route utilizing Broadway in Arlington, and the nearest route to the expansive Arlington Housing Authority Menotomy Manor family housing.

The elimination of the suburban transportation subsidy will create a cascading effect where residents and commuters from those towns will end up driving into the Boston area more often, creating more traffic congestion on our roads and delaying the bus service that remains. This will lead to less reliable bus service and more people will drive personal vehicles.

The legislature must move the Transportation Bond Bill out of conference committee and finalize funding for improved and expanded transportation finance options and infrastructure. The MBTA must continue to advocate for funding relief from the state as well as the federal government. Maintaining the essential travel services for residents all around the region is critical right now, and if MBTA services are drastically cut and take significant time to rebuild, we will end up in a traffic congestion crisis like we had pre-pandemic regardless of the bus rapid transit interventions that communities like Arlington have implemented.

Finally, Arlington has been advancing housing goals and permitting mixed-use commercial and residential developments, finding ways to apply Governor Baker’s and the Metropolitan Mayors Coalition Regional Housing Task Force housing goals to local conditions and opportunities. In the last five years, we have approved 91 units of housing in transit-oriented locations with another 221 units in the permitting process and at least 172 in pre-development stages. It is essential for the MBTA to be aware of these new riders as it restores services. The net loss of losing two bus routes, consolidating and reducing other routes, and reducing evening and weekend T service will jeopardize years of master planning, zoning, and engagement work.

Arlington and the Greater Boston region need the MBTA to stand by its long-term commitments to equity, suburban mobility, and fair investments in transportation throughout the region. The COVID-19 pandemic has illuminated the barriers to accessibility that have long existed; barriers that MassDOT was in the process of addressing when Destination 2040, the long-range transportation plan for the region, was adopted. The proposed service changes threaten to shelve this vision and create uncertainties that undercut local and regional planning

efforts. We hope that the Board will have the courage to minimize cuts and maintain the commitment to invest in a fair and just regional transportation system.

We look forward to hearing the results of this public process and the conversation with the Fiscal Management Control Board in December. Should you have questions about these comments, please contact Daniel Amstutz, Senior Transportation Planner, at damstutz@town.arlington.ma.us or at 781-316-3093.

Sincerely,

Adam W. Chapdelaine
Town Manager

cc: John Hurd, Chair, Select Board

DRAFT



Town of Arlington, Massachusetts

Discussion & Vote: Minuteman High School Athletic Complex Project Borrowing Notification

Summary:

Adam W. Chapdelaine, Town Manager

ATTACHMENTS:

Type	File Name	Description
Reference Material	Letter_to_Selectmen_re_Debt_Via_16(d)_MM_Fields_11_20_2020_Arlington.pdf	Letter to Select Board re Debt
Reference Material	Finance_Committee_memo_related_to_the_Minuteman_field_project.pdf	Finance Committee Memo
Reference Material	20201110_MM_Town_Review_V_4.0.pdf	Minuteman Town Review Presentation



November 20, 2020

John Hurd, Chair
Board of Selectmen
Town of Arlington
869 Massachusetts Avenue
Arlington, MA 02476

Dear Mr. Hurd:

As indicated below, I am writing to inform the Boards of Selectmen of all of the member towns of the Minuteman Regional Vocational School District (hereinafter “the District”) that the Minuteman Regional School Committee, at a meeting held on November 17, 2020, took the following votes pursuant to the Minuteman Regional Vocational Technical School District Regional Agreement and the provisions of Section 16(d) of Chapter 71 of the General Laws:

VOTE: That the Minuteman Regional Vocational Technical School District (the “District”) hereby appropriates the sum of One Million Nine Hundred Thousand Dollars (\$1,900,000) to pay additional costs of completing the athletic fields complex, including, but not limited to, costs of constructing turf fields, costs of field lighting, site work and the payment of all other costs incidental and related thereto, said sum to be expended at the direction of the School Building Committee, and to meet this appropriation there is hereby authorized, under and pursuant to G.L. c. 71, §16(d) and the District Agreement, as amended, and any other enabling authority, the incurring of debt on the full faith and credit of the District in the amount of One Million Nine Hundred Thousand Dollars (\$1,900,000). Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Passed: 8-0-0

FURTHER VOTE: That within seven (7) days from the date on which this vote is adopted the Secretary be and hereby is instructed to notify the Board of Selectmen of each of the member towns of this District as to the amount and general purposes of the debt herein authorized, as required by Chapter 71, Section 16(d), of the General Laws, and by the District Agreement.

Passed: 8-0-0

Please be advised that member towns need not take any further action regarding the School Committee vote. Your Board may choose to simply accept the School Committee's decision to incur debt for this project.

No further votes in favor of the decision to incur the debt are actually required under the terms of Section 16(d) of M.G.L Chapter 71. The School Committee vote is binding on the District, unless at least one member town votes to disapprove within 60 days.

Please contact Superintendent Edward A. Bouquillon at e.bouquillon@minuteman.org or 781-861-6500 ext. 7301, should you have any procedural questions or need further information.

Sincerely,



Alice DeLuca, Secretary
Minuteman District School Committee

cc: Adam Chapdelaine, Town Manager

November 23, 2020

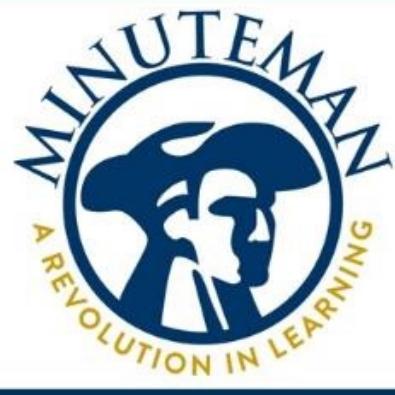
From: Annie LaCourt

To: Arlington Select Board and Adam Chapdelaine, Arlington Town Manager

This memo is regarding the Minuteman Vocational Technical High School administration's intent to take on additional debt for a project to develop an athletic field complex. This project was anticipated when the new Minuteman school was built and is now being brought forward. Per the town manager and Superintendent Bouquillon's request, the finance committee has reviewed the financing plan for the project as outlined in the powerpoint presentation forwarded with this memo.

The total cost of the project is \$7,661,000. This was the lowest successful bid received. 80% of the required funding is available either in reserves or from the funds remaining in the MSBA project. \$1,909,000 must be borrowed. The debt service for this project would be the responsibility of the member towns and Arlington's annual share would be approximately \$77,000. However, the Minuteman administration projects that revenues from rental of the fields will exceed the total debt service. Superintendent Bouquillon has confirmed that rental income from the fields would be held in a revolving fund and used to cover the debt service and maintain the fields as per the schools bylaws. The rental income will not be available to cover the first year of debt service so member towns will see an increase in their assessments for the first year - \$77,000 for Arlington.

Once the Minuteman School committee approves this debt the town has 60 days to call a special town meeting to vote to express our disapproval. The finance committee reviewed the project and discussed the proposal and we recommend that the Select Board support the project. Although we recognize that we are taking on some risk if the field rental revenue is less than projected, we believe the project is worthwhile and that risk is reasonable.



MINUTEMAN REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL

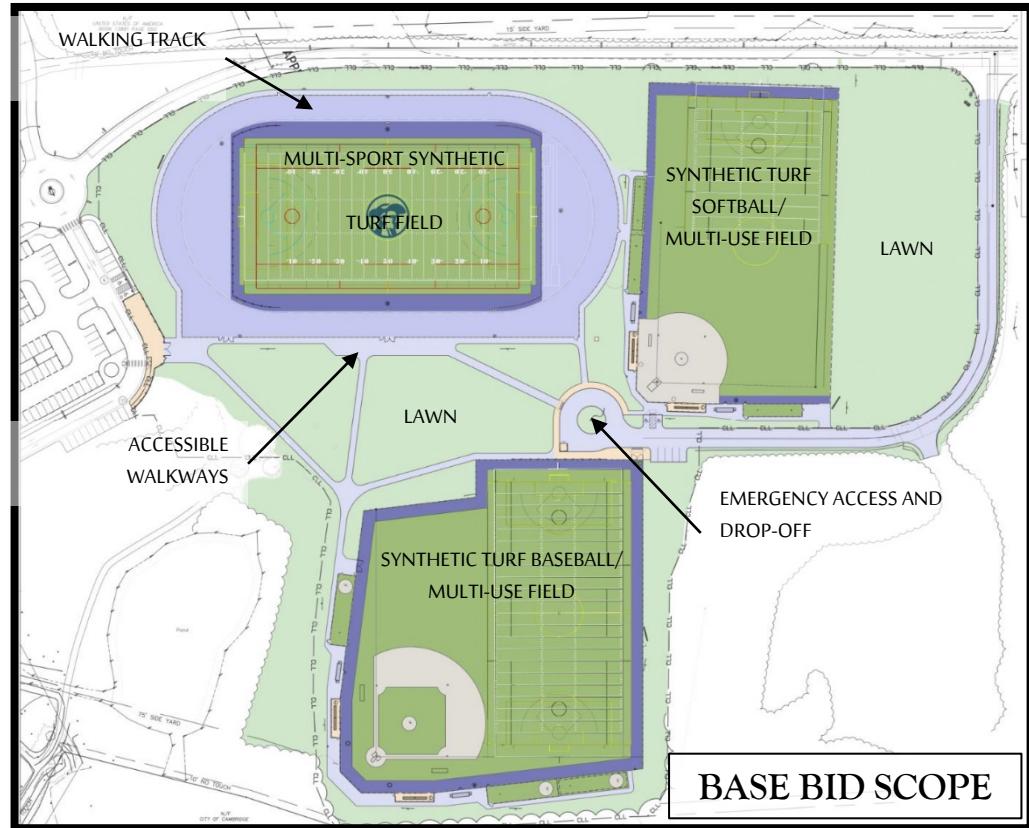
Athletic Complex Project Phase I Update



TO REVIEW

- MSBA Project 1 year early and ON Budget
- Original MSBA Budget Included minimal fields (<\$1M)
- Exemplary Project Management = \$4M available for fields
- Competitive Bidding = Great Pricing
- Economic/COVID Crisis = Low Interest Rates
- Small Incremental Investment = Greater Revenue Opportunity
 - All reports and data are available for review
 - Compressed time to act

ATHLETIC FIELDS PROJECT: BASE BID SCOPE



- MULTI-SPORT SYNTHETIC TURF STADIUM FIELD & EQUIPMENT
- ASPHALT WALKING TRACK & SPECTATOR FENCING
- SYNTHETIC TURF SOFTBALL/ MULTI-USE FIELD, DUGOUTS, BULLPENS, & BATTING CAGE
- SYNTHETIC TURF BASEBALL/ MULTI-USE FIELD, DUGOUTS, BULLPENS, & BATTING CAGE
- EMERGENCY VEHICLE ACCESS & VISITOR VEHICLE DROP-OFF/ PICK-UP LOOP
- ACCESSIBLE WALKWAYS, SAFETY NETTING,& SPECTATOR VIEWING AREAS
- MAINTENANCE EQUIPMENT
- SCOREBOARDS & UTILITIES FOR EACH FIELD

Estimated < \$5,915,000

PROJECT BASE BID PLUS ALTERNATES

ALTERNATE #1/#2/#3

- STADIUM FIELD LIGHTING
- SOFTBALL/ MULTI-USE FIELD LIGHTING
- BASEBALL/ MULTI-USE FIELD LIGHTING

ALTERNATE #4

- COMPETITIVE RUNNING TRACK AND TRACK EVENTS

ALTERNATE #5

- NON-FIXED TRACK EQUIPMENT

ALTERNATE #6

- PERIMETER FENCING



FUNDING THE BASE BID SCOPE OF WORK

<u>Source of Funds</u>	<u>Amount</u>	<u>Comments</u>
MSBA Building Project	\$ 4,100,000	Pending Verified Close out
MM Facilities Rental Rev. Acct.	\$ 615,000	Current balance - \$725K
MM Stabilization Account	\$ 1,215,000	Current balance plus \$85k in FY22
	\$ 5,930,000	

BID RESULTS (NOT INCLUDING CONSTRUCTION SOFT COSTS): OCT 7, 2020

Company	Bid Price	Alt 1 Stadium Lighting	Sub-Total W/Alts 1	Alt 2 Softball Lighting	Sub-Total W/Alts 1 -2	Alt 3 Baseball Lighting	Sub-Total W/Alts 1 -3	Alt 4 Track & Field	Sub-Total W/Alts 1 -4	Alt 5 Equip	Sub-Total W/Alts 1 -5	Alt 6 Fence	Total W/Alts 1 -6
Heimlich Construction	\$4,444,000	\$400,000	\$4,844,000	\$259,000	\$5,103,000	\$360,000	\$5,463,000	\$614,000	\$6,077,000	\$283,000	\$6,360,000	\$90,000	\$6,450,000
Quirk Construction	\$5,350,000	\$400,000	\$5,750,000	\$240,000	\$5,990,000	\$353,000	\$6,343,000	\$720,000	\$7,063,000	\$250,000	\$7,313,000	\$95,000	\$7,408,000
D.W. White & Son	\$5,610,000	\$425,810	\$6,035,810	\$253,857	\$6,289,667	\$375,390	\$6,665,057	\$719,260	\$7,384,317	\$265,065	\$7,649,382	\$109,367	\$7,758,749
Argus Construction	\$5,760,000	\$440,000	\$6,200,000	\$270,000	\$6,470,000	\$405,000	\$6,875,000	\$650,000	\$7,525,000	\$310,000	\$7,835,000	\$99,000	\$7,934,000
R.A.D. Sports	\$5,979,000	\$471,145	\$6,450,145	\$288,392	\$6,738,537	\$427,046	\$7,165,583	\$926,714	\$8,092,297	\$90,857	\$8,183,154	\$105,070	\$8,288,224
Green Acres Construction	\$6,355,406	\$423,573	\$6,778,979	\$264,219	\$7,043,198	\$403,112	\$7,446,310	\$850,244	\$8,296,554	\$278,494	\$8,575,048	\$98,435	\$8,673,483
FieldTurf USA	\$6,414,528	\$461,265	\$6,875,793	\$310,160	\$7,185,953	\$413,052	\$7,599,005	\$1,483,003	\$9,082,008	\$229,510	\$9,311,518	\$142,380	\$9,453,898
H.I. Stone & Son	\$6,419,000	\$495,000	\$6,914,000	\$294,000	\$7,208,000	\$424,000	\$7,632,000	\$1,021,000	\$8,653,000	\$278,000	\$8,931,000	\$105,000	\$9,036,000

PROJECT BASE BID PLUS ALTERNATES

ALTERNATE #1/#2/#3

- STADIUM FIELD LIGHTING (\$400K)
- SOFTBALL/ MULTI-USE FIELD LIGHTING (\$259K)
- BASEBALL/ MULTI-USE FIELD LIGHTING (\$360K)

ALTERNATE #4 (\$614K)

- COMPETITIVE RUNNING TRACK AND TRACK EVENTS

ALTERNATE #5 (\$283K)

- NON-FIXED TRACK EQUIPMENT

ALTERNATE #6 (\$90K)

- PERIMETER FENCING



LOWEST QUALIFIED BID INCLUDING ALTERNATES

Project Components	Base Bid + Soft costs	Sub-Total W/Alt 1	Sub-Total W/Alts 1-2	Sub-Total W/Alts 1-3	Sub-Total W/Alts 1-4	Sub-Total W/Alts 1-5	Total W/Alts 1-6
Construction Budget	4,444,000	4,844,000	5,103,000	5,463,000	6,077,000	6,360,000	6,450,000
Contingency	444,400	484,400	510,300	546,300	600,000	600,000	600,000
SKANSKA (OPM)	315,000	315,000	315,000	315,000	315,000	315,000	315,000
KBA (Architect)	155,000	155,000	155,000	155,000	155,000	155,000	155,000
Other Costs (Fees, etc.)	141,000	141,000	141,000	141,000	141,000	141,000	141,000
Total – Project	5,499,400	5,939,400	6,224,300	6,620,300	7,288,000	7,571,000	7,661,000
10/27 Budget	5,752,000	5,752,000	5,752,000	5,752,000	5,752,000	5,752,000	5,752,000
DIFFERENCE	\$252,600	\$187,400	\$472,300	\$863,300	\$1,536,000	\$1,819,000	\$1,909,000

FUNDING THE BASE BID SCOPE PLUS ALTERNATES

<u>Source of Funds</u>	<u>Amount</u>	<u>Comments</u>
MSBA Building Project	\$ 4,100,000	Pending Verified Close out
MM Facilities Rental Revolving Acct.	\$ 615,000	Current balance - \$725K
MM Stabilization Account	\$ 1,215,000	Current balance plus \$85k in FY22
	\$ 5,930,000	
ALL ALTERNATES PHASE 1 FUNDS REQUIRED	(\$1,909,000)	BORROW @ Rate favorable < 1.7%)

REVENUE POTENTIAL PHASE 1 WITH LIGHTS ON ATHLETIC FIELDS

- ANNUAL PHASE I FIELDS RENTAL REVENUE (per Ballard-King report. CONSERVATIVE ESTIMATES)
 - \$340,000 – Year 1 (partial year FY22)
 - \$400,000 – Year 2 (established FY23)
- PHASE I REDUCES EXPENSES FOR RENTAL FEES & TRANSPORTATION COSTS FOR MINUTEMAN ATHLETIC PROGRAMS: \$75,000 - \$100,000/YR.
- LIGHTED ATHLETIC FIELDS WILL COMPLIMENT RENTAL REVENUE WITH OTHER DISTRICT RESOURCES (Theatre, gymnasium, corporate meeting rooms, courtyard, student union, restaurant, training areas and common spaces)

MEMBER TOWN SHARE AND ANNUAL OPERATING CAPITAL COST ASSESSMENT INCREASE

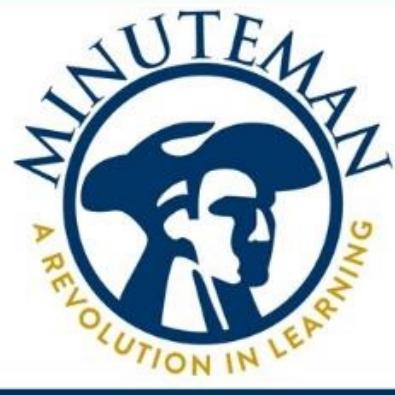
FISCAL YEAR	ANNUAL PAYMENT	Acton 9.8%	Arlington 34.6%	Bolton 3.6%	Concord 8.0%	Dover 2.0%	Lancaster 10.9%	Lexington 16.0%	Needham 7.1%	Stow 8.1%
2021										
2022	223,250.00	21,858	77,130	8,018	17,865	4,352	24,338	35,634	15,915	18,140
2023	219,925.00	21,533	75,981	7,898	17,599	4,288	23,975	35,103	15,678	17,870
2024	216,600.00	21,207	74,832	7,779	17,333	4,223	23,613	34,572	15,441	17,600
2025	213,275.00	20,882	73,684	7,659	17,067	4,158	23,250	34,041	15,204	17,329
2026	209,950.00	20,556	72,535	7,540	16,801	4,093	22,888	33,511	14,967	17,059
2027	206,625.00	20,230	71,386	7,421	16,535	4,028	22,525	32,980	14,730	16,789
2028	203,300.00	19,905	70,237	7,301	16,269	3,963	22,163	32,449	14,493	16,519
2029	199,975.00	19,579	69,089	7,182	16,003	3,899	21,800	31,919	14,256	16,249
2030	196,650.00	19,254	67,940	7,062	15,737	3,834	21,438	31,388	14,019	15,979
2031	193,325.00	18,928	66,791	6,943	15,471	3,769	21,075	30,857	13,782	15,708

PROJECT SCOPE - PHASING 1

ANTICIPATED PROJECT CONSTRUCTION SCHEDULE

■ PROJECT AWARD	10/28/2020
■ SUBMITTALS	10/29/2020 – 12/18/2020
■ MOBILIZATION	11/16/2020
■ SITE & BASE WORK	WINTER 2020 – SPRING 2021
■ SYNTHETIC TURF	SUMMER 2021
■ MISC. SITE & LANDSCAPING	FALL 2021
■ SUBSTANTIAL COMPLETION	OCTOBER 2021





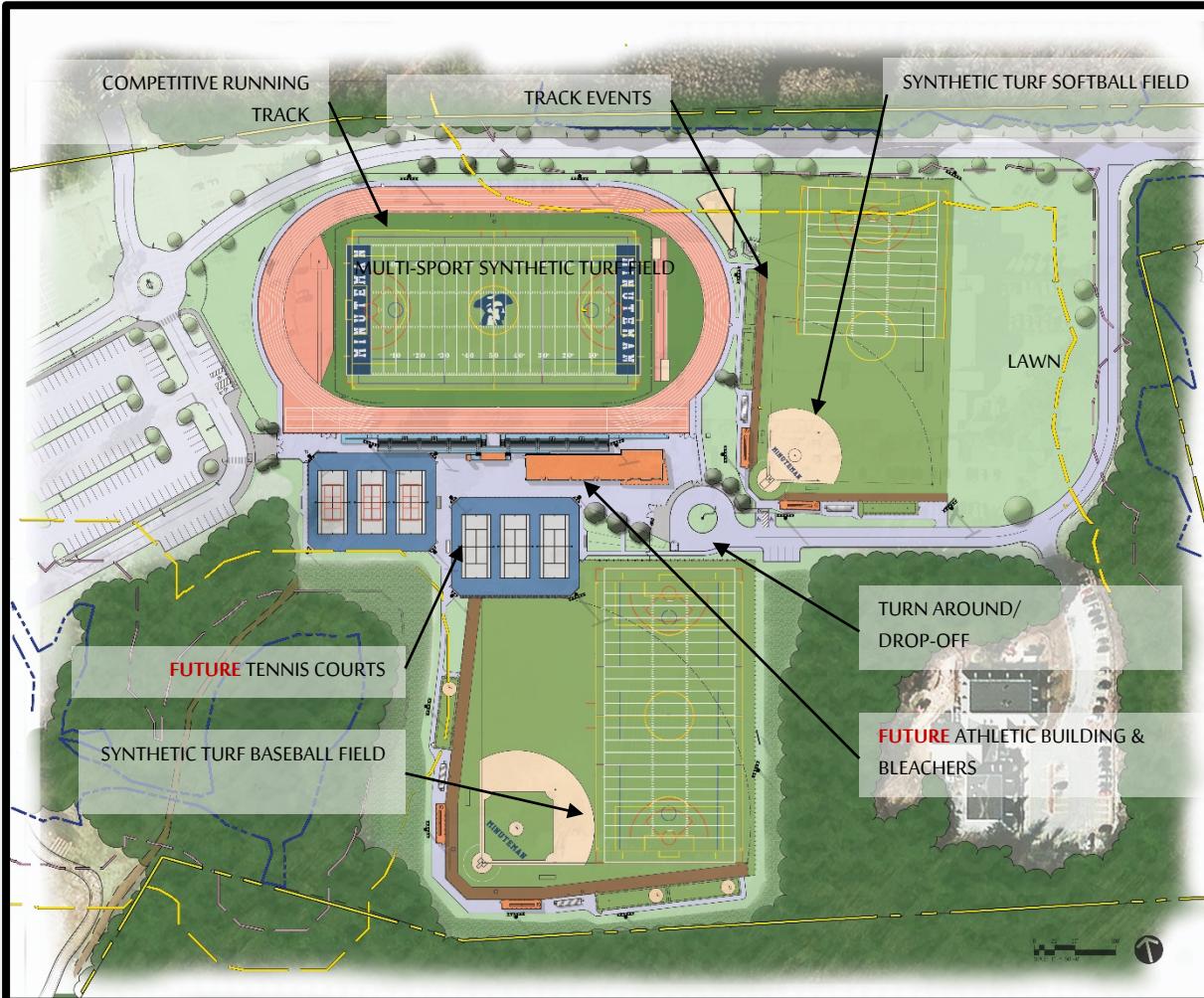
MINUTEMAN REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL

Athletic Complex Project Update



Thank You!
QUESTIONS?

LATER PROJECT SCOPE: MORE EXPENSIVE BUT.....



- ✓ **SCOPE OF WORK COMPLETED**
- ✓ MULTI-SPORT SYNTHETIC TURF FIELD
- ✓ COMPETITIVE RUNNING TRACK
- ✓ TRACK EVENTS
- ✓ TRACK AND FIELD LIGHTING
- ✓ VEHICLE TURN AROUND/ DROP-OFF LOOP
- ✓ SYNTHETIC TURF VARSITY SOFTBALL FIELD
- ✓ SYNTHETIC TURF VARSITY BASEBALL FIELD
- ✓ BASEBALL AND SOFTBALL FIELD LIGHTING

SCOPE OF WORK NOT BUILT BUT PERMITTED

- ATHLETIC BUILDING
- 1,200 SEAT STADIUM BLEACHERS
- TENNIS COURTS AND LIGHTING

ESTIMATED ADDITIONAL PROJECT COST

▪ CONSTRUCTION	\$ 5,500,000
▪ ESCALATION (10%/YR)	\$ 1,650,000
▪ OWNER SOFT COSTS	<u>\$ 1,150,000</u>
▪ TOTAL	\$ 8,300,000

ANTICIPATED PROJECT SCHEDULE

▪ DESIGN	JUNE - JULY 2024
▪ BIDDING	AUGUST 2024
▪ CONSTRUCTION	SEPT. 2024 – SEPT. 2024 (12 MONTHS)



Town of Arlington, Massachusetts

Traffic Concerns re: Intersection of Massachusetts Avenue and Bates Road

Summary:

Timur Kaya Yontar, 58 Bates Road

ATTACHMENTS:

Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	Traffic_Concerns_Bates_Road.pdf	Correspondence from T. Yontar

----- Forwarded message -----

From: **Timur Yontar** <yontar@post.harvard.edu>
Date: Sun, Nov 22, 2020 at 6:58 PM
Subject: Traffic issue - requesting a left-turn signal or staggered green
To: Marie Krepelka <MKrepelka@town.arlington.ma.us>

To the Honorable Select Board:

This letter is in reference to the intersection of Massachusetts Avenue and Bates Road in East Arlington, specifically left turns from eastbound Mass Ave onto Bates.

I would like to ask that the Town consider installing either a left-turn signal or a staggered green light (i.e., delaying the green for westbound Mass Ave traffic). There is ample precedent: numerous other left turns from Mass Ave to relatively-high-trafficked side streets have similar signals to make the left turns easier.

If you would like me to make the case for this before the Select Board or the Transportation Advisory Committee, I would be happy to do so. Thank you for your time and attention.

Sincerely,
Timur Kaya Yontar
58 Bates Road
Precinct 7



Town of Arlington, Massachusetts

NEW BUSINESS



Town of Arlington, Massachusetts

Next Scheduled Meeting of Select Board December 7, 2020

Summary:

You are invited to a Zoom webinar.

When: Nov 30, 2020 06:00 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

https://town-arlington-ma-us.zoom.us/webinar/register/WN_-HG20bbIQMe1z8OWGW5vJw

After registering, you will receive a confirmation email containing information about joining the webinar.

Notice to the Public on meeting privacy In the interests of preventing abuse of videoconferencing technology (i.e. Zoom Bombing) all participants, including members of the public, wishing to engage via the Zoom App must register for *each meeting* and will notice multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone dial-in information provided above.

Members of the public are asked to send written comment to amaher@town.arlington.ma.us by November 30, 2020 at 3:00 p.m.

Documents regarding agenda items will be made available via Novus Agenda and the Town's Website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>